176.0	0007	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	704,300 / 704,300
					USE VALUE:	704,300 / 704,300
					ASSESSED:	704,300 / 704,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHONEY GAIL H
Owner 2:	
Owner 3:	
Street 1:	110 HIBBERT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARSHALL RALPH J JR -
Owner 2:	MARSHALL CAREY P -
Street 1:	110 HIBBERT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1907, having primarily Vinyl Exterior and 1390 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	312,900	400	391,000	704,300
Total Card	0.106	312,900	400	391,000	704,300
Total Parcel	0.106	312,900	400	391,000	704,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.87 | /Parcel: 506.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 118795
GIS Ref:
GIS Ref:
Insp Date: 07/05/18

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0007-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,900	400	4,620.	391,000	704,300	704,300	Year End Roll	12/18/2019
2019	101	FV	246,000	400	4,620.	385,400	631,800	631,800	Year End Roll	1/3/2019
2018	101	FV	246,000	400	4,620.	296,100	542,500	542,500	Year End Roll	12/20/2017
2017	101	FV	246,000	400	4,620.	279,300	525,700	525,700	Year End Roll	1/3/2017
2016	101	FV	246,000	400	4,620.	257,000	503,400	503,400	Year End	1/4/2016
2015	101	FV	232,700	400	4,620.	240,200	473,300	473,300	Year End Roll	12/11/2014
2014	101	FV	232,700	400	4,620.	221,200	454,300	454,300	Year End Roll	12/16/2013
2013	101	FV	232,700	400	4,620.	221,200	454,300	454,300		12/13/2012

!13804!

PRINT

Date	Time
12/11/20	03:42:28

LAST REV

Date	Time
06/05/19	14:46:57

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13804

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARSHALL RALPH	35879-278		7/12/2002		378,000	No	No		
REX IRIC L & LA	30058-589		4/16/1999		280,000	No	No		
GAMOURAS NICHOL	22433-29		9/28/1992		127,000	No	No		Y

USER DEFINED

Prior Id # 1:	118795
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2019	19	Re-Roof	16,000	C				
10/26/1994	579		15,000					ADD 2ND STORY
7/30/1993	361	Manual	1,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2018	MEAS&NOTICE	BS	Barbara S
3/7/2009	Inspected	197	PATRIOT
11/7/2008	Measured	345	PATRIOT
11/30/2002	MLS	MM	Mary M
6/19/2000	MLS		
1/6/2000	Mailer Sent		
12/22/1999	Measured	276	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA: 0.10606 | Total SF/SM: 4620 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,020 | Spl Credit | Total: 391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384434
Depreciation:	71505
Depreciated Total:	312929

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

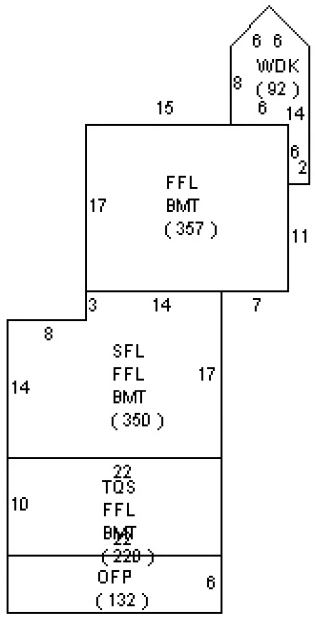
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	123.14
Final Total:	312900	Val/Su SzAd	225.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	927	52.640	48,802
FFL	First Floor	927	175.480	162,672
SFL	Second Floor	298	175.480	52,206
TQS	3/4 Story	165	175.480	28,955
OFP	Open Porch	132	29.000	3,828
WDK	Deck	92	16.000	1,472

Net Sketched Area:	2,541			Total:	297,935
Size Ad	1389.5	Gross Are	2648	FinArea	1390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0007-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X20	A	AV	1950	4.59	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400